



Southern Regional Office (SRO)
400 W. Congress, Suite 433, Tucson, AZ 85701

**DRAFT Minutes of the
Shannon Road/El Camino del Cerro Water Quality Assurance Revolving Fund (WQARF)
Community Advisory Board (CAB) Meeting – 28th Meeting**

May 9, 2007, 6:00 p.m. - 7:30 p.m.
Nanini Library, Large Meeting Room
7300 N. Shannon Road, Tucson, Arizona

W-10190.13.6.2

CAB Members Present: Randy Abbey, Gary Burchard, Marty Drozdoff, Marc Herman, Terri Hutts, Bob Ornelas, Al Pesqueira, Ellie Towne

CAB Members Absent: Suzy Bjerke, Gary Pitman

ADEQ Staff Present: Sherri Zendri, Project Manager; Melissa Hayes, Community Involvement Coordinator

Members of the Public Present: Rick Smith, John Doncsecz, Dan Reid, Lacey Wong, Jeff Drumm, Mike Block

The meeting began at 6:00 p.m.

1. Call to Order/Introductions

Randy Abbey, CAB co-chair, welcomed members and conducted introductions. He said the co-chairs will alternate running the meetings. Marty Drozdoff thanked Melissa Hayes for briefing the new CAB co-chairs on their duties and responsibilities.

2. Approval of Minutes for 2/07/07 CAB Meeting

Terri Hutts motioned to approve the minutes; Ellie Towne seconded the motion. All CAB members were in favor; none were opposed.

3. Vote on Letter of Resignation from CAB from Suzy Bjerke

Marty Drozdoff read Suzy Bjerke's letter of resignation from the CAB. Terri Hutts motioned to accept her resignation; Marty Drozdoff seconded. All CAB members were in favor; none were opposed.

4. Site Investigation Update/Q&A

Sherri Zendri said that ADEQ has been excavating lead-contaminated soil at the former Wrecksperts and Western Trailer Park properties. She showed photos of the excavation, and said that 1,600 tons of contaminated soil were removed. Sampling was conducted in the field to measure the progress of the excavation. The remaining soil is below the residential soil standard for lead. She said that the soil was excavated to almost four feet in the northeast area, and to a more shallow depth in the western area. She said that previous testing detected volatile organic compounds (VOCs) in an area of soil on the western

side of the former Wrecksperts property. She said that ADEQ negotiated with the landowner and the tenants for two more months of access in order to investigate these VOCs. She said that ADEQ will do geoprobe samples for more statistical analysis, and possibly do a risk assessment to demonstrate that the VOCs in the soil are not a risk to public health or a source to groundwater.

She said that ADEQ recently installed groundwater monitor wells 41-45. Samples show higher concentrations in two wells north of the former Wrecksperts property than the one to the south, so it is likely that there is something going on under the property. She said that something unusual takes place in the middle portion of the plume, where the contamination drops from the shallow level to the middle level.

She then showed the recent sampling results. Concentrations at monitor well W-38S on the north side of the Western Trailer Park property were slightly higher than before; that well is currently the most contaminated monitor well in the site. She then showed a map with the PCE readings in the shallow and medium levels of groundwater at the site. CAB members asked for a copy of the map. Marc Herman asked if there are reverse gradients in the groundwater because of influences from the surface water in the Rillito River. Sherri Zendri said that it is possible that there may be some flushing taking place, but the results are based on existing data points. CAB members were interested in seeing the PCE isometric map after groundwater sampling in July. Gary Burchard suggested that the contractors generate these maps with historical data; Sherri Zendri said she would ask the contractors. She said that the site conceptual model would be updated before the end of the Remedial Investigation.

Randy Abbey asked what stage of the WQARF process the site goes into after the Remedial Investigation. Sherri Zendri explained the WQARF process and said that the goal is to have the Remedial Investigation Report completed by the end of next fiscal year.

She said that as of April 23, 2007, the South Shannon wellhead treatment system had treated 43.7 million gallons of water in 2007, and removed 15 ¾ pounds VOCs.

Terri Hutts said that she and Ellie Towne were concerned about the lack of cooperation from the former Wrecksperts property owner. She said that since the former Wrecksperts and Western Trailer Park properties are for sale, they met with Pima County to market the properties, which combined are industrial-zoned and about 13 acres. Some community members are actively looking at an industry to move onto the property, and are researching grants (including through the Brownfields program) and rezoning the property to a business-incentive zone so it would change the business requirements in the area. Sherri Zendri clarified that the current property owner of Western Stucco/Western Trailer Park is leasing the property and not actively selling the property, but he said that he would consider a good offer.

5. Presentation on Brownfields Program

Sherri Zendri defined and explained the federal Brownfields program. She explained the benefits in terms of financial, infrastructure and public health improvements. Challenges include environmental liability concerns, financial barriers, cleanup considerations and reuse planning. The Brownfields program provides financial and technical assistance for controlled substances (hazardous waste and methamphetamine labs), petroleum releases and mine-scarred lands.

She gave an overview of the competitive grants program, including the revolving loan fund and grants for assessment, cleanup, job training, targeted Brownfields assessments, and state and tribal program development grants. She explained assessment grants, in which an applicant can get up to \$700,000 with a grant term of three years, which includes community outreach and developing plans. Property ownership is not required for an assessment grant. She said that Pima County Development Services is considering starting a Brownfields program and applying for an assessment grant for the former Wrecksperts and Western Trailer Park properties, and they are in contact with Terri Hutts and Ellie Towne about the properties. Terri Hutts said that their group got a grant from the Drachman Institute for architecture/landscaping plans for the properties.

Marty Drozdoff asked where contaminants are taken after being removed from a property. Sherri Zendri said that if hazardous, they are taken to a hazardous waste landfill; if non-hazardous, they can go to a municipal landfill, or be incinerated or recycled.

Sherri Zendri explained that site ownership is required for cleanup grants, and if a developer buys the property, they can work with the grant applicant. ADEQ's role is to provide documentation and technical assistance, and facilitate local governments' applications. ADEQ has a Revolving Loan Fund, and the City of Tucson is currently the only eligible entity. There is also a job training program through the Brownfields program; the City of Tucson has a program to train environmental inspectors and samplers. Jeff Drumm offered that the City of Tucson Brownfields representative could speak at a future CAB meeting.

Gary Burchard asked the difference between the ADEQ WQARF Voluntary Remediation Program (VRP) and the Brownfields program. VRP is where a responsible party is cleaning up the contamination, but Brownfields is not a responsible party cleaning it up. However, if a site is part of a WQARF site and an assessment is done on a property that determines responsible parties on the property, and that property used to be an orphan property, it brings up liability issues.

6. Call to the Public

Melissa Hayes outlined the procedures for the call to the public. Dan Reid asked how to access sampling results for the South Shannon well. Sherri Zendri said to send her an email, or do a file review at the ADEQ offices for past data. Mike Block from Metro Water offered to speak to Dan Reid also. The CAB asked how the information repository and the office files differ. Melissa Hayes said that the Tucson office files are much more comprehensive, and the official office files are in Phoenix.

John Doncesz asked if the PCE plume is in the Rillito riverbed. Sherri Zendri said that the PCE is at a depth of 170 feet and groundwater flows north at the site; the Rillito River flows in a different direction and does not carry PCE. The plume of contamination is approximately one mile long and ¼ mile wide, and is slowly migrating north; it is hoped that the South Shannon well will capture the contamination. John Doncesz also asked where the lead at the former Wrecksperts property came from; Sherri Zendri said that the property was a former waste oil processing plant, with trenches of oil containing lead. The stained soil was probably the waste oil staining, not the lead, and was the area of highest contamination.

7. Update on CAB/CAG Workshop on March 7, 2007

Randy Abbey attended the ADEQ CAB/CAG Co-Chair workshop in Phoenix in March. He said that about half of the approximately 30 CABs were represented. Presentations included an all-sites overview, a primer on Arizona Open Meeting Law, and break-out sessions about outreach, membership and variation between sites. There was also a presentation by the chair of the WQARF Advisory Board and ADEQ Superfund managers. He said that ADEQ receives a cap of \$18 million funding each fiscal year by law for the WQARF program, which has to be split between all the sites. One of the highest funded sites this fiscal year was Shannon Road/El Camino del Cerro. He said that there was a discussion on public outreach topics and membership, and one of the primary goals of the CAB is to act as an interface between the community and ADEQ. A few ways to do this are through neighborhood associations, realtor expos, speaking at classes and putting the topic on agendas. He said that he may speak at a class at his daughter's school, with the hope that the students will share the information with parents. He reminded CAB members to invite public attendees to join the board.

8. CAB Outreach/Membership Discussion

The CAB discussed other outreach ideas. Ellie Towne said that ADEQ speaks at the Flowing Wells Neighborhood Association and Community Coalition (FVNACC) meetings yearly. Other CAB members said that they speak to neighbors, but if the neighborhood is outside of the WQARF Site, they are not as affected. Melissa Hayes said that there is a map handout that shows all the WQARF Sites in Tucson. Ellie Towne said that the Miracle Mile WQARF Site is also nearby. Marty Drozdoff said he took the Tucson Water teacher intern program and learned about water in Tucson. Mike Block said that the Pima Association of Governments is having an educational program on water in June, and he will forward the information to ADEQ to send to the CAB. CAB members said that they had seen information about the CAB in the Metro Water newsletter and the FVNACC Web site.

9. Other Administrative Business

Melissa Hayes thanked the CAB for attending the Metro Water South Shannon treatment facility dedication ceremony in February. She acknowledged events happening for several CAB members.

10. Next Meeting Date/Agenda Discussion

The next CAB meeting will be held on Wednesday, August 22, 2007, at the Nanini Library, large meeting room, 7300 N. Shannon Rd., Tucson, from 6:00 p.m. to 7:30 p.m. Call Melissa Hayes, ADEQ Community Involvement Coordinator, for meeting details and proposed agenda. Marty Drozdoff asked for a presentation about the Brownfields environmental inspectors program. CAB members also requested historical maps and the workplan for the site for the next fiscal year.

11. Adjournment

The meeting was adjourned at 7:30 p.m. Al Pesqueira motioned to adjourn the meeting; Ellie Towne seconded the motion.

This meeting was recorded on a digital device as a record of the proceedings. To listen to recording, or for additional documents mentioned in these minutes, contact ADEQ's Southern Regional Office, Community Involvement Office, 520/628-6712.